



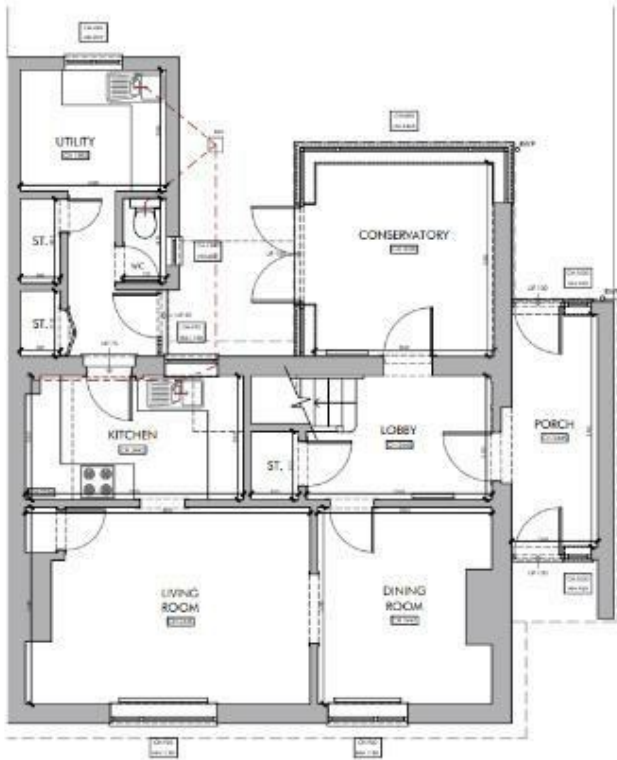
Olive

ESTATE AGENTS



3 Orchard Close, Highbridge, TA9 4JL £285,000

*** FLOOR PLANS AND VIRTUAL TOURS TO BE ADDED ON MONDAY *** DECEPTIVELY SPACIOUS, EXTENDED, SEMI-DETACHED FAMILY HOME *** PLANNING PERMISSION FOR A VERY LARGE EXTENSION *** ENTRANCE HALL AND ENTRANCE PORCH LEADING TO THE FRONT AND REAR GARDEN *** LIVING ROOM *** PLAY ROOM *** KITCHEN *** REAR HALLWAY WITH STORAGE *** UTILITY ROOM *** CLOAKROOM *** THREE DOUBLE BEDROOMS *** FAMILY BATHROOM *** OFF STREET PARKING FOR 3 VEHICLES *** ADDITIONAL ON STREET PARKING *** GENEROUS REAR GARDEN WITH TWO TIMBER OUTBUILDINGS (WITH POWER) *** HOT TUB / ENTERTAINING SHELTER *** COMMUNAL GREEN / GARDENS WITH KIDS PLAY AREA ***



GROUND FLOOR PLAN | AS EXISTING



FIRST FLOOR PLAN | AS EXISTING

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		

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